



PLANNING COMMISSION AGENDA

November 9, 2015

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the October 12, 2015 Planning Commission Meeting Minutes
Approval of the October 19, 2015 Planning Commission Workshop Minutes
Approval of the November 6, 2015 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. CONTINUANCE:

A. PC15-653FSI, Final Site Plan, Monocacy Substation

The Applicant is requesting a 30 day continuance to the December 14, 2015 Planning Commission Hearing.

VI. OLD BUSINESS:

B. PC15- 120PND, Master Plan, The Preserve at Tuscarora

The Applicant is requesting master plan approval for a Planned Neighborhood Development containing 250 dwelling units comprised of single family detached and townhouse dwellings located west of Walter Martz Road, south of the Tuscarora PND and north of Christopher's Crossing/Walter Martz.

The Applicant is also requesting approval of modifications to Section 405, *Dimensional and Density Regulations*, and Section 611, *Street Improvements Standards* of the Land Management Code (LMC). (NAC #3)(Mark)

VII. NEW BUSINESS:

C. PC15-389FSI, Final Site Plan, Tranquility at Fredericktowne

The Applicant is requesting final site plan approval of the construction of a two story, 32 room addition to the existing nursing/domiciliary care facility located at 6441 Jefferson Pike. (NAC #8)(Marsh)

D. PC15-568FSI, Final Site Plan, Sinclair Way

The Applicant is requesting approval for revisions to the previously approved final site plan for the construction of 71 multifamily dwelling units located at 447 W South Street and 348 W Patrick Street.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. (NAC #11)(Reppert)

E. Land Management Code (LMC) Updates

Presentation by consultants from Environmental Resources Management regarding amendments to the LMC.

Approved for release by Eyler for G Colvard on 11/2/15

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.